

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R50988



25/26

Property Information

property address: 401 LAKE
legal description: ZENO PHILLIPS, BLOCK 5, LOT 8 (TR-239), ACRES 1.34
owner name/address: PARULIAN FAMILY
LIMITED PARTNERSHIP
0
COLLEGE STATION, TX 77840-1430
full business name: Townshire Manor
land use category: M-F Housing type of business: Apt. Complex
current zoning: C3 occupancy status: OCCUP.
lot area (square feet): 58370 frontage along Texas Avenue (feet): N/A
lot depth (feet): 220 sq. footage of building: 51782
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

215

Improvements

of buildings: 4 building height (feet): 20 # of stories: 2
type of buildings (specify): brick

building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____

approximate construction date: 1964 accessible to the public: ☐ yes ☒ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: wood
overall condition (specify): avg.
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 20
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: avg. - finding & used
end islands or bay dividers: ☒ yes ☒ no landscaped islands: ☒ yes ☒ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: LSC Against bldg

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☒ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

needs improvement, but overall okay